Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	308/3-5 St Kilda Road, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $580,000

Median sale price

Median price $590,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2021 to 31/12/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1205/83 Queens Rd MELBOURNE 3004	$620,000	01/12/2021
2	605/83 Queens Rd MELBOURNE 3004	$600,000	28/12/2021
3	35/33-34 Queens Rd MELBOURNE 3004	$555,000	30/11/2021

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 25/01/2022 10:16

308/3-5 St Kilda Road, St Kilda Vic 3182



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$580,000
Median Unit Price
Year ending December 2021: $590,000

Comparable Properties



1205/83 Queens Rd MELBOURNE 3004 (REI)

2 1 1

Price: $620,000
Method: Private Sale
Date: 01/12/2021
Property Type: Apartment

Agent Comments



605/83 Queens Rd MELBOURNE 3004 (REI)

2 1 1

Price: $600,000
Method: Private Sale
Date: 28/12/2021
Property Type: Apartment

Agent Comments



35/33-34 Queens Rd MELBOURNE 3004 (REI)

2 1 2

Price: $555,000
Method: Private Sale
Date: 30/11/2021
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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